142.0	0001	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	916,800 / 916,800
					USE VALUE:	916,800 / 916,800
					ASSESSED:	916,800 / 916,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GIROD LEWIS D
Owner 2:	CARRIER SARAH
Owner 3:	
Street 1:	67 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SEGO MARY A -
Owner 2:	-
Street 1:	67 SCITUATE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,470 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Wood Shingle Exterior and 1822 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7470.000	422,200	5,100	489,500	916,800
Total Card	0.171	422,200	5,100	489,500	916,800
Total Parcel	0.171	422,200	5,100	489,500	916,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 503.18 | /Parcel: 503.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	91162
GIS Ref	
GIS Ref	
Insp Date	05/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0001-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	422,100	5100	7,470.	489,500	916,700	916,700	Year End Roll	12/18/2019
2019	101	FV	314,600	5100	7,470.	458,900	778,600	778,600	Year End Roll	1/3/2019
2018	101	FV	303,900	5100	7,470.	379,400	688,400	688,400	Year End Roll	12/20/2017
2017	101	FV	303,900	5100	7,470.	348,800	657,800	657,800	Year End Roll	1/3/2017
2016	101	FV	303,900	5100	7,470.	318,200	627,200	627,200	Year End	1/4/2016
2015	101	FV	291,100	5100	7,470.	312,100	608,300	608,300	Year End Roll	12/11/2014
2014	101	FV	291,100	5100	7,470.	290,000	586,200	586,200	Year End Roll	12/16/2013
2013	101	FV	291,100	5100	7,470.	276,000	572,200	572,200		12/13/2012

!10945!

PRINT

Date	Time
12/11/20	01:10:45

LAST REV

Date	Time
06/12/18	11:12:43
apro	
10945	

USER DEFINED

Prior Id # 1:	91162
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEGO MARY A,	55345-265		9/9/2010	Change>Sale	400,000	No	No		
	13470-293		6/1/1978		35,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2011	228	Addition	188,500					ADD 2ND FLOOR & PO

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	Inspected	BS	Barbara S
5/8/2018	MEAS&NOTICE	BS	Barbara S
11/20/2008	Meas/Inspect	336	PATRIOT
5/13/2000	Inspected	270	PATRIOT
11/29/1999	Mailer Sent		
11/10/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7470		Sq. Ft.	Site		0	80.	0.82	9			Topo	-5					489,517						489,500	

Total AC/HA: 0.17149 | Total SF/SM: 7470 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 489,517 | Spl Credit | Total: 489,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	75
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20414817
Const Adj.:	1.00989902
Adj $ / SQ:	152.009
Other Features:	105480
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	442559
Depreciation:	20358
Depreciated Total:	422201

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	2	HB	1

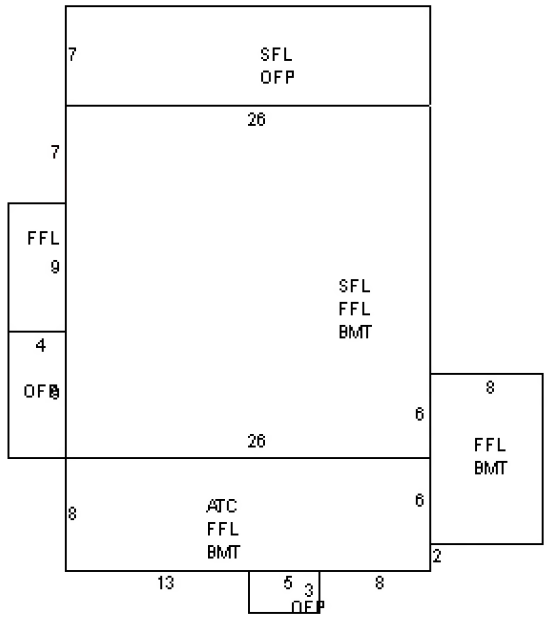
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	152.01
Special Features:	0	Val/Su Net:	136.99
Final Total:	422200	Val/Su SzAd	222.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	990	152.010	150,488
BMT	Basement	954	45.600	43,505
SFL	Second Floor	832	152.010	126,471
OFP	Open Porch	233	23.810	5,549
ATC	Attic	73	152.010	11,066

Net Sketched Area:	3,082			Total:	337,079
Size Ad	1894.8	Gross Are	3217	FinArea	1822

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0001-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1950	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100